

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
February 25, 2022**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart Keith O. Brenneman
	SOLICITOR:	
	DIRECTOR	
	OF PUBLIC SAFETY:	Chief Steve Kingsborough
	ZONING/CODES	
	ENFORCEMENT:	Mark D. Carpenter
	ASST. CODES/MS4	
	CO-ORDINATOR:	Gerald Steigleman
	ROADMASTER:	Zachary L. Zook
	MANAGER:	Eileen M. Gault

OFFICIALS ABSENT: **ENGINEER:** Bud Grove

CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:30 a.m. in the Middlesex Township Municipal Building.

DISCUSSION AND POSSIBLE ACTION TO ACCEPT THE AUDITORS REPORT AND COMPENSATE AUDITORS: Mr. Dennis Pyers was present on behalf of the Auditors. Mr. Pyers reported that the 2021 Audit is complete and the Township is in good standing. He reported that the records are well organized, and the staff cooperated throughout the audit. There were some recommendations as to how adjustments were processed, suggesting the use of journal entries. Mr. Pyers suggested new software could be considered in the future but that the current software does the job for the Township's needs. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to accept the 2021 Audit and to compensate the auditors as requested.

DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY FINAL LAND DEVELOPMENT PLAN FOR 20 ROADWAY DRIVE, LLC: This plan is not ready for action and is being tabled.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED CONCEPT FOR ZONING MAP CHANGE FROM LI (LIGHT INDUSTRIAL) TO VC (VILLAGE CENTER) AT NW INTERSECTION OF CLAREMONT ROAD AND HARMONY HALL DRIVE: Erik Hume of Saxton & Stump was present with Joe & Alisha Fisher to discuss a possible zoning map change. The Fishers have acquired the undeveloped property at the intersection of Claremont Road and Harmony Hall Drive, and they would like to develop the property into a townhouse apartment complex with approximately 34 residential units. Although no action is needed at this time, the Supervisors like the concept.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED CONCEPT FOR ZONING ORDINANCE AMENDMENT TO CREATE FLEXIBLE REDEVELOPMENT OVERLAY DISTRICT ON PROPERTIES NEAR HARRISBURG PIKE: Charles Courtney of McNees, Wallace & Nurkic, LLC was present with Frank PetKunas of CRG. CRG is a national developer of real estate and is an equitable owner of numerous properties on Harrisburg Pike. They discussed the

proposed concept of creating a flexible redevelopment overlay district, which would allow for flexibility in terms of use, since developers can be faced with several nonconformities when redeveloping an area. Township Solicitor Mr. Brenneman is not concerned with the overlay. If the infrastructure is already there this can provide flexibility, options, and encourages redevelopment. The Supervisors agree and see this as an opportunity to get areas cleaned-up rather than become blighted.

DISCUSSION AND POSSIBLE ACTION ON REQUEST FOR RELEASE OF IMPROVEMENT SECURITY FOR LAND DEVELOPMENT PLAN OF SAIA MOTOR FREIGHT LINE, LLC: This request has not been reviewed and is being tabled.

DISCUSSION AND POSSIBLE ACTION ON REQUEST FOR EXTENSION OF REVIEW TIME FOR PRELIMINARY FINAL LAND DEVELOPMENT PLAN FOR 96 SOUTH MIDDLESEX ROAD: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to grant the request for extension of review time until July 1, 2022, for the Preliminary Final Land Development Plan for 96 South Middlesex Road.

DISCUSSION AND POSSIBLE ACTION TO ADVERTISE FOR SALE ON MUNICIBID THE 2017 FORD EXPLORER: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the Roadmaster to advertise for sale on Municibid the 2017 Ford Explorer.

DISCUSSION AND POSSIBLE ACTION TO ADVERTISE FOR BIDDING OF ROAD MATERIALS AND EQUIPMENT RENTAL: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Roadmaster to advertise for bidding of road materials and equipment rental.

DISCUSSION AND POSSIBLE ACTION TO ADVERTISE FOR BIDDING OF STEEL BRIDGE CLEANING/PAINTING: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the Roadmaster to advertise for bidding of steel bridge cleaning/painting of the bridge on Harmony Hall.

DISCUSSION AND POSSIBLE ACTION TO APPROVE AND EXECUTE THE 2022 WASTE MANAGEMENT CONTRACT FOR COLLECTION AND DISPOSAL OF REFUSE, RECYCLABLE MATERIALS AND OTHER SERVICES: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve and execute the 2022 Waste Management Contract for collection and disposal of refuse, recyclable materials and other services beginning April 1, 2022.

SUPERVISOR / STAFF COMMENTS: Zoning Officer Mr. Carpenter reported that Charter Homes is moving forward with the ordinance amendments.

Chief Kingsborough reported that after meeting with PennDOT, the Township is responsible for any changes to the intersection at Deer Lane and Route 944 (Wertzville Road). Several options were discussed and will be finalized after further review of the options.

EXECUTIVE SESSION: There being no further business, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adjourn the meeting at 8:30 a.m. to Executive Session with no action to be taken as a result.